



愉翠苑業主委員會
The Owners' Committee of Yu Chui Court
電話 Tel : 2278 0226 圖文傳真 Fax : 2278 0231

致：愉翠苑各業主

愉翠苑業主大會通告

現根據愉翠苑大廈公契第八部分「業主會議」規定，召開業主大會。詳情如下：

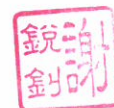
日期： 2023年6月3日(星期六)
時間： 晚上7時30分(晚上7時正開始登記)
地點： 新界沙田銀城街35號圓洲角社區會堂

議程：

1. 議決及通過於2023年7月1日至2026年6月30日續聘「康業服務有限公司」為愉翠苑之管理服務公司，並授權愉翠苑業主委員會/業主立案法團(如已成立)之代表簽署管理合約(詳見附件一)
2. 議決及通過於2023年7月1日至2026年6月30日續聘「奧的斯電梯(香港)有限公司」為愉翠苑M至S座電梯保養服務承辦商(詳見附件二)
3. 議決及通過於2023年7月1日至2026年6月30日續聘「日立電梯工程(香港)有限公司」為愉翠苑A至C座電梯保養服務承辦商(詳見附件三)
4. 議決及通過續聘「通力電梯(香港)有限公司」為愉翠苑J至L座電梯保養服務承辦商(詳見附件四)
5. 議決及通過續聘「通力電梯(香港)有限公司」為愉翠苑J至L座電梯保養服務承辦商的合約年期(詳見附件五)
6. 議決及通過聘用2023年7月1日至2025年6月30日的屋苑清潔服務承辦商(詳見附件六)

敬希各業主踴躍出席，並積極參與商討表決事項，若業主無暇出席，請簽署附列之「就業主會議委任代表的文書」委派代表出席。敬希垂注，多謝合作！

愉翠苑
第十屆業主委員會



主席 謝銳釗

2023年5月19日



愉翠苑業主委員會
The Owners' Committee of Yu Chui Court
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- 註：
1. 各業主或授權代表出席業主大會時，必須攜帶身份證，以便核對身份。
 2. 若 貴單位已補地價，並由租客租用，請立即將此業主大會通告轉交業主，多謝合作。
 3. 「就業主會議委任代表的文書」必須於召開業主大會之 24 小時前送交本苑各座地下大堂或服務處的收集箱方為有效。
 4. 根據《愉翠苑大廈公契》，業主大會的法定人數須為不少於全部業主人數的 10%，敬請踴躍參與。
 5. 若 貴單位有業主或承按人改動，煩請在是次業主大會舉行前 48 小時以書面通知本苑客戶服務處(電話：2278 0099)，一切資料將保密處理。
 6. 若當日懸掛八號或以上颱風訊號、黑色暴雨警告，大會將會延期舉行及另行通知。

就業主會議委任代表的文書

愉翠苑業主會議

本人／我們_____ (業主姓名)，
為愉翠苑愉_____閣(____座)_____樓_____室/商場/所有
車位/政府設施 的業主，現委任_____ (代
表 姓 名) * [如 他 未 能 出 席 ， 則 委 任
_____ (替代代表姓名)] 為本人/我們
的代表，出席於 2023 年 6 月 3 日舉行的愉翠苑業主會議* [及任何延會]
並代表本人/我們投票。

2023 年 月 日

業主簽署

*刪去不適用者。

本文書為《建築物管理條例》所規定的指定格式 (附表 1A 表格 1)，業主
以本文書委任代表時，不得擅自更改內容。

收集個人資料目的說明

收集資料的目的

1. 本文書供你／你們用以委任代表，出席本苑於 2023 年 6 月 3 日(星期六)舉行的業主會議及任何延會(如適用)。代表你／你們出席會議的人士會組成會議的法定人數，並代表你／你們投票。
2. 業主委員會主席或會跟進你／你們所提供的個人資料，並會在有需要時與你／你們聯絡，以查證你／你們所作出的委任是否有效。

取得委任代表的同意

3. 你／你們在本文書提供有關委任代表的個人資料前，應取得他／她的同意，並向他／她提供本說明文件，解釋收集其個人資料的目的和用途。

資料轉交的對象

4. 你／你們在本文書提供的個人資料，業主委員會主席可能會為上文第 2 段所述的目的而向本苑其他業主及/或其他有關人士和團體披露。

查閱個人資料

5. 根據《個人資料(私隱)條例》(第 486 章)第 18 條、第 22 條及附表 1 第 6 原則的規定，你／你們有權查閱和改正個人資料。你／你們查閱資料的權利，包括索取你／你們在本文書所提供的個人資料的副本。

查詢

6. 如對本文書所收集的個人資料有任何查詢，包括要求查閱和改正資料，可與業主委員會主席聯絡(電話：2278 0226)。

附註事項：

1. 受委任的代表必須年滿十八歲。
2. 由業主簽署之委任代表的文書必須於 2023年6月2日（星期五）下午7時30分前，交回愉翠苑客戶服務處或投入於各座大堂的「委任代表的文書收集箱」內。
3. 委任代表的文書內全部項目包括業主姓名、地址及日期等，必須填妥及由業主簽署，否則無效。凡以公司名義(法人團體)持有單位，不論自行或委託代表出席業主大會，業主必須交回此委任代表的文書，否則不可以出席業主大會。
4. 本委任代表的文書與大會議程同日派發，如同一單位交回兩份或以上的委任代表的文書，大會將參考《建築物管理條例》決定有關文書的有效性。
5. 大會可委託客戶服務處代向委任人查證委任代表的文書內容，並保留對偽造文書者作出法律追究的權利。
6. 業主必須填寫被委任人的姓名在委任欄內，否則此委任代表的文書將會作廢。
7. 若業主當日親自出席大會，此委任代表的文書便立即無效。
8. 參考《建築物管理條例》，大會只能接納指定格式之委任代表的文書，其他形式之表格、影印本、傳真本一概不接受。
9. 若遺失委任代表的文書，業主可親身往客戶服務處補領。
10. 所有收集的個人資料只會用作業主大會用途，並會根據《個人資料(私隱)條例》處理。
11. 大會將公佈交回委任代表的文書單位。

會議安排及委任代表程序須知

1. 會議由愉翠苑業主委員會按《愉翠苑大廈公契》召開，由業主委員會主席擔任大會主席及主持會議，解釋及宣佈會議程序及安排、維持會議秩序、按投票結果作出議決、審核及決定是否接納委任代表的文書，及如有需要酌情押後或終止會議。
2. 法定人數：
為使大會有足夠法定人數，請各位業主盡量撥冗出席。根據法例規定，此次大會法定出席人數(包括親身或委任代表出席)不少於總業主人數百份之十。
3. 除非是委任代表，出席業主大會之「業主」，必須是已在土地註冊處登記之註冊業主。
4. 請留意因場地坐位有限及預計業主大會將進行多個小時，請盡量勿攜同小孩出席。
5. 如有異議，大會主席保留最終解釋決定權。

愉翠苑業主大會場地路線圖



2023年6月3日業主大會參考資料

議程 1 – 議決及通過於 2023 年 7 月 1 日至 2026 年 6 月 30 日續聘「康業服務有限公司」為愉翠苑之管理服務公司，並授權愉翠苑業主委員會/業主立案法團(如已成立)之代表簽署管理合約

1. 引言

屋苑現時與「康業服務有限公司」所簽訂的屋苑管理服務合約將於 2023 年 6 月 30 日屆滿。

2. 續約安排

- 2.1 「康業服務有限公司」向「業主委員會」呈交續約建議，建議續約三年。
- 2.2 就愉翠苑新管理合約的安排，「業主委員會」於 2023 年 2 月 20 日至 3 月 6 日向 4,176 戶所有業戶作出問卷調查。有關問卷調查的結果如下：

	回卷數目	佔總回卷百分比
贊成續聘「康業」	1,985	95.71%
贊成重新招標	62	2.99%
無效問卷	27	1.30%
總數	2,074	100%

- 2.3 現時住宅每戶每月經理人酬金及總部行政開支均為 HK\$9.27。經「業主委員會」與「康業」協商後，管理服務合約的續約收費建議如下：

	2023 年 7 月 1 日 至 2024 年 6 月 30 日 (第 1 年)	2024 年 7 月 1 日 至 2025 年 6 月 30 日 (第 2 年)	2025 年 7 月 1 日 至 2026 年 6 月 30 日 (第 3 年)
每戶每月經理人酬金	HK\$9.53	HK\$9.80	HK\$10.07
每戶每月總部行政 開支	HK\$9.53	HK\$9.80	HK\$10.07
每戶每月總計	HK\$19.06	HK\$19.60	HK\$20.14

2023年6月3日業主大會參考資料

議程 1 – 議決及通過於 2023 年 7 月 1 日至 2026 年 6 月 30 日續聘「康業服務有限公司」為愉翠苑之管理服務公司，並授權愉翠苑業主委員會/業主立案法團(如已成立)之代表簽署管理合約

2.4 現時屋苑公地每月經理人酬金及總部行政開支均為 HK\$769。經「業主委員會」與「康業」協商後，管理服務合約的續約收費建議如下：

	2023 年 7 月 1 日 至 2024 年 6 月 30 日 (第 1 年)	2024 年 7 月 1 日 至 2025 年 6 月 30 日 (第 2 年)	2025 年 7 月 1 日 至 2026 年 6 月 30 日 (第 3 年)
每月經理人酬金	HK\$791	HK\$813	HK\$836
每月總部行政開支	HK\$791	HK\$813	HK\$836
每月總計：	HK\$1,582	HK\$1,626	HK\$1,672

3. 總結

由於總合約費用超過 HK\$200,000，參考「建築物管理條例」採購要求，將於 2023 年 6 月 3 日舉行的愉翠苑業主大會上進行表決是否同意與「康業」續約。

2023年6月3日業主大會參考資料

議程2－議決及通過於2023年7月1日至2026年6月30日續聘「奧的斯電梯(香港)有限公司」為愉翠苑M至S座電梯保養服務承辦商

1. 引言

屋苑現時與「奧的斯電梯(香港)有限公司」所簽訂的升降機保養服務合約將於2023年6月30日屆滿。

2. 續約安排

2.1 「奧的斯」向服務處呈交續約建議，建議續約三年

2.2 現時每月保養費為HK\$238,000，包括M至S座7座共28部升降機全保服務

2.3 經「業主委員會」多次與「奧的斯」代表面晤及磋商，合約收費建議如下：

	保養費調整(%)	每月保養費(HK\$)
第一至第三年 (1.7.2023 至 30.6.2026)	+10%	261,800

3. 總結

3.1 升降機服務對居民的日常生活非常重要，其安全性及穩定性實不容忽視

3.2 原廠保養商於零件供應及對升降機操作的認知上，實為其他承辦商難於取代

3.3 由於總合約費用超過HK\$200,000，參考「建築物管理條例」採購要求，將於2023年6月3日舉行的愉翠苑業主大會上進行表決是否同意與「奧的斯」續約

2023年6月3日業主大會參考資料

議程3－議決及通過於2023年7月1日至2026年6月30日續聘「日立電梯工程(香港)有限公司」為愉翠苑A至C座電梯保養服務承辦商

1. 引言

屋苑現時與「日立電梯工程(香港)有限公司」所簽訂的升降機保養服務合約將於2023年6月30日屆滿。

2. 續約安排

2.1 「日立」向服務處呈交續約建議，建議續約三年

2.2 現時每月保養費為HK\$102,000，包括A至C座3座共12部升降機全保服務

2.3 經「業主委員會」多次與「日立」面晤及磋商，現合約收費建議如下：

	保養費調整(%)	每月保養費(HK\$)
第一至第三年 (1.7.2023 至 30.6.2026)	+11.76%	114,000
額外免費提供：		
1. 5個開門擦手掣、5個關門擦手掣、5個G/F地下擦手掣及5個地下大堂用擦手掣		
2. 提供3次免費駐場協助升降機井道工程及清潔		

3. 總結

3.1 升降機服務對居民的日常生活非常重要，其安全性及穩定性實不容忽視

3.2 原廠保養商於零件供應及對升降機操作的認知上，實為其他承辦商難於取代

3.3 由於總合約費用超過HK\$200,000，參考「建築物管理條例」採購要求，將於2023年6月3日舉行的愉翠苑業主大會上進行表決是否同意與「日立」續約

2023年6月3日業主大會參考資料

議程4－議決及通過續聘「通力電梯(香港)有限公司」為愉翠苑J至L座電梯保養服務承辦商

1. 引言

屋苑現時與「通力電梯(香港)有限公司」所簽訂的升降機保養服務合約將於2023年6月30日屆滿。

2. 續約安排

- 2.1 「通力」向服務處呈交續約建議，建議有3個方案，分別為續約3年(方案1)、5年(方案2)及8年(方案3)
- 2.2 「通力」表示本苑現有升降機的控制系統零件將於2024年起全球停產，「通力」表示會存起零件供往後保養維修用，並預計零件停產後6年內仍有穩定供應
- 2.3 「通力」除提供例行綜合保養合約方案(方案1)外，亦為應對升降機控制系統零件停件，另安排提供額外綜合保養及增值服務合約方案(方案2及方案3)，以提升現有升降機控制系統，詳情可參閱(附件五)
- 2.4 現時每月保養費為HK\$102,000，包括J至L座3座共12部升降機全保服務
- 2.5 經「業主委員會」多次與「通力」面晤及磋商，現合約收費建議如下：

合約方案	合約年期	保養費調整 (%)	每月保養費 (HK\$)
方案 1 綜合保養	第一至第三年 (1.7.2023 至 30.6.2026)	+12.94%	115,200
方案 2 綜合保養 + 增值服務 (提升 6 部現有升降機控制系統)	第一至第五年 (1.7.2023 至 30.6.2028)	+42.35%	145,200
方案 3 綜合保養 + 增值服務 (提升 12 部現有升降機控制系統)	第一至第八年 (1.7.2023 至 30.6.2031)	+52.94%	156,000

議程 4 – 議決及通過續聘「通力電梯(香港)有限公司」為愉翠苑 J 至 L 座電梯保養服務承辦商

3. 總結

- 3.1 升降機服務對居民的日常生活非常重要，其安全性及穩定性實不容忽視
- 3.2 原廠保養商於零件供應及對升降機操作的認知上，實為其他承辦商難於取代
- 3.3 由於總合約費用超過 HK\$200,000，參考「建築物管理條例」採購要求，將於 2023 年 6 月 3 日舉行的愉翠苑業主大會上進行表決是否同意與「通力」續約

愉翠苑業主委員會
2023年6月3日業主大會參考資料

議程5 – 議決及通過續聘「通力電梯(香港)有限公司」為愉翠苑J至L座電梯保養服務承辦商的合約年期

「通力」第三期升降機服務合約續約建議:

	方案 1	方案 2	方案 3
升降機服務內容	綜合保養	綜合保養 + 增值服務	綜合保養 + 增值服務
升降機數量	12	12	12
合約期	01/07/2023 – 30/06/2026 (3年)	01/07/2023 – 30/06/2028 (5年)	01/07/2023 – 30/06/2031 (8年)
合約期(月)	36個月	60個月	96個月
24/7雲端監控技術保養費用	豁免 (安裝費用:\$18,000/每部升降機) (每月費用:\$500/每部升降機)	豁免 (安裝費用:\$18,000/每部升降機) (每月費用:\$500/每部升降機)	豁免 (安裝費用:\$18,000/每部升降機) (每月費用:\$500/每部升降機)
增值服務 (1)	不適用	提升6部現有升降機控制系統 (新升降機控制箱、各層擦手掣、各層樓層顯示器、加裝防止機箱不正常移動及防止機箱向上超速保護裝置)	提升12部現有升降機控制系統 (新升降機控制箱、各層擦手掣、各層樓層顯示器、加裝防止機箱不正常移動及防止機箱向上超速保護裝置)
增值服務 (2)	不適用	優化升降機門控制系統 使用交流變頻變壓驅動提高服務性能，並減少由升降機門部件引起的故障 豁免 (\$180,000/每部升降機)	優化升降機門控制系統 使用交流變頻變壓驅動提高服務性能，並減少由升降機門部件引起的故障 豁免 (\$180,000/每部升降機)
每月服務費用	\$9,600 x 12部升降機 = \$115,200/每月	\$12,100 x 12部升降機 = \$145,200/每月	\$13,000 x 12部升降機 = \$156,000/每月
總合約費用	\$4,147,200.00 (+12.94%)	\$8,712,000.00	\$14,976,000.00
方案 2 / 3續約合約期後的特別優惠 - 每月保養服務費用	不適用	第6 - 7年每月升降機保養服務費用: \$6,500 x 6部升降機 = \$39,000/每月	第9 - 10年每月升降機保養服務費用: \$6,500 x 12部升降機 = \$78,000/每月
備註	不適用	1. 提升6部現有升降機控制系統 預計1部升降機大約需時2.5 - 3個月進行提升工程，提升現有升降機控制系統施工期間，「通力」免收相關升降機保養服務費(即由開展工程至獲簽發 FORM LE8使用許可證前)，獲簽發 FORM LE8使用許可證後會恢復收費，免收相關升降機保養服務費不足1個月會按日計算 2. 「通力」就提升12部現有升降機控制系統，另行報價收費為HK\$9,600,000.00	1. 提升12部現有升降機控制系統 預計1部升降機大約需時2.5 - 3個月進行提升工程，提升現有升降機控制系統施工期間，「通力」免收相關升降機保養服務費(即由開展工程至獲簽發 FORM LE8使用許可證前)，獲簽發 FORM LE8使用許可證後會恢復收費，免收相關升降機保養服務費不足1個月會按日計算 2. 「通力」就提升12部現有升降機控制系統，另行報價收費為HK\$9,600,000.00
現時每月保養服務費用	\$8,500 x 12部升降機 =\$102,000		
現時總合約費用(3年合約)	\$3,672,000.00		
按不同合約年份進行比較 (假設續約每次調整+13%)			
1/07/2023 – 30/06/2028 (5年)	= 4147200+115200*1.13*24 \$7,271,424.00	\$8,712,000.00 19.81%	不適用
對比3年期合約(%)			
1/07/2023 – 30/06/2030 (7年)	= 7271424+115200*1.13*1.13*24 \$10,801,797.12	= 8712000+39000*24+145200/2*1.13*24 \$11,616,912.00 7.55%	不適用
對比3年期合約(%)			
01/07/2023 – 30/06/2031 (8年)	= 10801797.12+115200*1.13*1.13*12 \$12,566,983.68	= 11616912+39000*1.13*12+145200/2*1.13*1.13*12 \$13,258,187.28 5.50%	\$14,976,000.00 19.17%
對比3年期合約(%)			
01/07/2023 – 30/06/2031 (10年)	= 12566983.68+115200*1.13*1.13*1.13*24 \$16,556,305.31	= 13258187.28+39000*1.13*1.13*24+145200/2*1.13*1.13*1.13*24 \$16,967,469.41 2.48%	= 14976000+78000*24 \$16,848,000.00 1.76%
對比3年期合約(%)			

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1. 引言

屋苑與「淶境清潔服務有限公司」(淶境)所簽訂的正式清潔服務合約已於 2023 年 4 月 30 日屆滿，「淶境」於 2022 年 11 月初來信提交屋苑清潔服務續約收費建議，新合約期為 24 個月，每月服務費由港幣\$435,000.00 增加至港幣\$469,800.00(加幅為 8%)。就有關新合約安排，業主委員會(業委會)已積極與「淶境」商討延約及續約方案，惟「淶境」於商討過程中出爾反爾，多次修改續約建議，最終建議的服務費加幅(13.25%)亦較最初建議(8%)為高，並推翻延長合約安排。

業委會原訂於 2023 年 4 月初舉行業主大會，但因「淶境」就續約建議突然變故，完全打亂相關業主大會的安排，並因處理合約事宜導致業主大會延期至 2023 年 6 月 3 日舉行。業委會及後進行問卷調查，以了解業戶對「淶境」新續約建議及重新招標安排的意向，並按大多數業戶意向作出跟進。

就愉翠苑清潔服務合約的安排，業委會已於 2023 年 3 月 8 日至 3 月 22 日向本苑所有單位業戶作出問卷調查，共收回 983 份問卷，佔全苑 4,176 戶的 23.54%。有關問卷調查結果如下：

	回卷份數	佔總回卷份數百分比
方案 1：續聘「淶境」	228	23.19%
方案 2：重新招標	734	74.67%
無效問卷	21	2.14%
總數	983	100%

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業委會早前已指示客戶服務處就為期 2 個月(2023 年 5 月 1 日至 6 月 30 日)的臨時清潔服務合約及 24 個月(2023 年 7 月 1 日至 2025 年 6 月 30 日)正式合約進行招標，有關招標工作已於 2023 年 3 月 30 日截標。基於上述問卷調查結果，為免屋苑清潔服務出現真空期，已先行於業委會會議議決及通過為期 2 個月的臨時清潔服務合約承辦商為「淶境清潔服務有限公司」，每月合約費用為 HK\$ 490,000，總合約費用為 HK\$ 980,000。

2. 招標安排

- 2.1 2021-2023 年度清潔服務總合約價為 HK\$8,700,000 (20 個月) / 每月 HK\$435,000，包括所有清潔工人薪酬、清潔器械、物料及夜間垃圾清倒等費用。
- 2.2 清潔人手包括 1 名科文、1 名助理科文、22 名全職清潔工人及 2 名半職 3 小時夜班清潔工人。
- 2.3 2023 年 3 月 10 日以公開招標形式進行招標。
- 2.4 2023 年 3 月 30 日截標，共收到 7 間清潔服務承辦商回標。

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2.5 承辦商背景如下：

	保潔清潔服務有限公司	力新清潔有限公司* 「康業」聯營公司	滄境清潔服務有限公司△ 現有服務承辦商	張記環保有限公司	雅潔清潔工程有限公司	綠嶺環保服務(香港)有限公司 未交財政狀況証明	凱聯環保服務有限公司
公司背景	- 2005年成立	- 1977年成立 - 「新鴻基地產」 附屬機構	- 2003年成立 - 「喜樂環球控 股有限公司」附 屬機構	- 2004年成立	- 1999年成立	- 2022年成立 (2012年成立了 綠嶺環保服務系 統)	- 1987年成立
公司員工人數	超過 1,000 人	超過 6,000 人	超過 1,000 人	超過 1,900 人	超過 2,000 人	超過 150 人	超過 100 人
服務私人屋苑 或居屋之經驗 (屋苑單位數 量)	茵怡花園(2865)、 富強苑(1370)、 維港 1 號(1059)、 德強苑(700)、 嘉強苑(610)、 啟德 1 號一期 (545)、 嘉雲臺(440)、 星鑽(255)、 南區左岸(114)、 蒼臻(97)、 昌華閣(78)、 裕豐花園(66)、 麗景閣(50)、 般栢苑(48)、 五豐樓(24)	將軍澳中心(4542)、 尚悅(2580)、 海濱南岸(2470)、 東環(2339)、 清水灣半島(1959)、 美松苑(1940)、 半島豪庭(1669)、 采葉庭(1618)、 恆福花園(1502)、 浩景臺(1456)、 曼克頓山(1114)、 瓏璽(650)、 安盛苑(612)、 愉城苑(530)	大興邨(8300)、 碧堤半島(3345)、 欣盛苑(2450)、 大埔天鑽(1620)、 麗都花園(1392)、 葵俊苑(1050)、 黃埔新村一期及四 期 B(1025)、 康強苑(640)、 文景樓(419)、 文耀樓(410)、 文英樓(409)、 黃金大廈一至五座 (395)、 菁雋(356)	富寶花園(4200)、 慈愛苑(4020)、 新屯門中心(3500)、 新港城四期(2256)、 粉嶺中心(2200)、 東港城(2184)、 黃金海岸二期 (2052)、 漁安苑(1960)、 建生邨(1938)、 廣林苑(1836)、 海翠花園(1432)、 囍匯(1275)、 海典居(551)	綠楊新邨(4000)、 愉景新城(3360)、 牽晴間(2688)、 美樂花園(2240)、 青泰苑(2180)、 和富中心(1450)、 漾日居(1288)、 新葵芳花園 (1264)、 東濤苑(1216)、 日出康城 7 期 MONTARA(616)、 青宏苑(576)、 豐連(370)、 懿薈(43)	龍蟠苑(3680)、 青華苑(2460)、 雅典居(1064)、 欣景花園(732)、 碧麗花園(432)、 瓊軒苑(344)、 威尼斯花園(288)、 偉景樓(276)、 華都中心(168)、 九肚山雲澧(158)、 九肚山雲瀚(69)、 明苑(46)、 九肚山峰(20)	嘉峰臺(2010)、 天祐苑(1824)、 嘉田苑(1680)、 漁暉苑(1320)、 高盛台(760)、 芊紅居(420)、 星匯居(400)、 僑興大廈(362)、 瑜翠園(292)、 寶翠閣(240)、 浪翠苑二期(234)、 禮賢閣(219)、 曉山閣(138)、 雍慧閣(128)、 深灣畔(120)、 嘉樂園(56)

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2.6 回標結果如下：

清潔服務承辦商	合約價(\$) 1/7/2023 - 30/6/2025 (24 個月)		與最低標價 相差(%)	與 2021-2023 年度 每月合約價 \$435,000 相差(%)
	總合約價(\$)	每月合約價(\$)		
保潔清潔服務有限公司	11,520,000	480,000	0%	10.34%
淶境清潔服務有限公司△ 現有服務承辦商	11,760,000	490,000	2.08%	12.64%
力新清潔有限公司* 「康業」聯營公司	12,120,000	505,000	5.21%	16.09%
雅潔清潔工程有限公司	13,872,000	578,000	20.42%	32.87%
張記環保有限公司	14,140,800	589,200	22.75%	35.45%
綠嶺環保服務(香港)有限公司	15,325,200	638,550	33.03%	46.79%
凱聯環保服務有限公司	16,063,200	669,300	39.44%	53.86%

△ 現有服務承辦商

* 「康業」聯營公司

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3. 議價結果

3.1 2023 年 4 月 15 日，「業委會」委員及客戶服務處接見所有回標之清潔承辦商，會見後亦發信與所有承辦商進行議價。議價結果如下：

清潔服務承辦商	議價後合約價(\$) 1/7/2023-30/6/2025 (24 個月)		與最低標價 相差 (%)	與 2021-2023 年度每月合約價 \$435,000 相差(%)	增值服務
	總合約價 (\$)	每月合約價 (\$)			
保潔清潔服務有限公司	11,280,000 (下調 2.08%)	470,000	0%	+8.05%	<ol style="list-style-type: none"> 1. 免費 20 工進場大清潔。處理及淡化現時之白華、油漆、青苔、其他深層之污漬等 2. 免費手到位之滅蜂服務。包括進入單位 3. 免費手到位之滅白蟲服務。並在安裝誘餌器，進行有效之預防及觀察 4. 於地下大堂等進行防菌消毒塗層，有效 180 天，每年提供 2 次服務 5. 使用 ULV 消毒霧化機、可殺滅新冠之醫療設施級別消毒劑。以便一收到確診個案可即時進行全面霧化消毒，達至每個空間及接觸面得到全面殺菌消毒 6. 增添及引進高技術之機械協助屋苑清潔 7. 於屋苑安裝 15 個 A24 Rodent Trap Kit 滅鼠器 8. 增加滅蟲滅老鼠服務，每月 2 次
力新清潔有限公司* 「康業」聯營公司	11,712,000 (下調 3.37%)	488,000	+3.83%	+12.18%	<ol style="list-style-type: none"> 1. 合約期噴灑光觸媒塗層，每年一次(價值\$10,000) 2. 合約期內額外附送室外花叢位於 6-10 月冷霧滅蟲滅蚊，每月一次(價值\$5,000) 3. 協助解決有關垃圾徵費問題

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清潔服務承辦商	議價後合約價(\$) 1/7/2023-30/6/2025 (24 個月)		與最低標價 相差 (%)	與 2021-2023 年度每月合約價 \$435,000 相差(%)	增值服務
	總合約價 (\$)	每月合約價 (\$)			
淶境清潔服務有限公司△ 現有服務承辦商	11,760,000 (沒有下調)	490,000	+4.26%	+12.64%	<ol style="list-style-type: none"> 1. 在合約期內送 16 次雜物車(夾車) 2. 每年於蚊患季節送 3 次滅蟲服務 3. 送 1 次屋苑 16 座樓地下大堂公眾位置及升降機霧化消毒
張記環保有限公司	13,756,800 (下調 2.72%)	573,200	+21.96%	+31.77%	<ol style="list-style-type: none"> 1. 入場清潔大做 4 日 2. 每月滅蟲、滅蚊、滅鼠服務 1 次 3. 贈送無線噴霧機 2 部及供應無限量消毒藥水 VIREXII256/GR730
雅潔清潔工程有限公司	13,776,000 (下調 0.69%)	574,000	+22.13%	+31.95%	<ol style="list-style-type: none"> 1. 滅蟲服務
綠嶺環保服務(香港)有限公司	15,325,200 (沒有下調)	638,550	+35.86%	+46.79%	沒有提供
凱聯環保服務有限公司	15,912,000 (下調 0.94%)	663,000	+41.06%	+52.41%	<ol style="list-style-type: none"> 1. 進場後一個月內提供一次滅蟲及滅蚊服務

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4. 總結

由於總合約費用超過 HK\$200,000.00，參考「建築物管理條例」採購要求，將於 2023 年 6 月 3 日舉行的愉翠苑業主大會上進行表決聘用 2023-2025 年度屋苑清潔服務承辦商。



愉翠苑業主委員會

The Owners' Committee of Yu Chui Court

電話 Tel : 2278 0226 圖文傳真 Fax : 2278 0231

Date: 19 May 2023

To: All Owners of Yu Chui Court

Notice of Owners' Meeting of Yu Chui Court

According to the Section VIII of the Deed of Mutual Covenant (DMC) of Yu Chui Court, an Owners' Meeting will be held to discuss and resolve the agenda items as follows:

Date : 3 June 2023 (Saturday)

Time : 7:30pm

(Registration will be commenced at 7:00 pm)

Venue : Yuen Chau Kok Community Hall, No.35 Ngan Shing Street, Sha Tin, NT

Agenda :

1. To resolve the re-appointment of "HONG YIP SERVICE CO. LTD." to be the management service agent of Yu Chui Court for the period from 1 July 2023 to 30 June 2026, and authorize the representative of Yu Chui Court Owners' Committee/Owners' Corporation (if established) to sign the management service contract (see Attachment 1 for details)
2. To resolve the re-appointment of "OTIS ELEVATOR COMPANY (H.K.) LIMITED" to be the lift maintenance service contractor for Blocks M – S in Yu Chui Court for the period from 1 July 2023 to 30 June 2026 (see Attachment 2 for details)
3. To resolve the re-appointment of "HITACHI ELEVATOR ENGINEERING COMPANY (HONG KONG) LIMITED" to be the lift maintenance service contractor for Blocks A – C in Yu Chui Court for the period from 1 July 2023 to 30 June 2026 (see Attachment 3 for details)
4. To resolve the re-appointment of "KONE ELEVATOR (HK) LIMITED" to be the lift maintenance service contractor for Blocks J – L in Yu Chui Court (see Attachment 4 for details)
5. To resolve the contract period for the re-appointment of "KONE ELEVATOR (HK) LIMITED" to be the lift maintenance service contractor for Blocks J – L in Yu Chui Court (see Attachment 5 for details)
6. To resolve the appointment of contractor for the cleaning service contract in Yu Chui Court for the period from 1 July 2023 to 30 June 2025 (see Attachment 6 for details)

All owners of the estate are cordially invited to attend and participate in the discussion and resolution for mentioned agenda items. If the owner(s) is/are unable to attend, please appoint a proxy on his/her/their behalf to attend the meeting by completing the attached Instrument of Proxy. Thank you for your attention and cooperation.

The Tenth Owners' Committee
of Yu Chui Court



Chairperson – Mr. Y.C. Tse



愉翠苑業主委員會

The Owners' Committee of Yu Chui Court

電話 Tel : 2278 0226 圖文傳真 Fax : 2278 0231

Remarks:

1. All owners / authorized representatives by proxy must carry their identification cards to attend the Owners' Meeting for clarification of identities.
2. If the premium of unit has been made and rented by tenant, would tenant please forward these documents to flat owner(s) immediately. Thank you for your cooperation.
3. The instrument of proxy for Owners' Meeting must be delivered to the collection box in the ground lobby of each block or Customer Service Office at Yu Chui Court 24 hours before the time for holding the Owners' Meeting.
4. According to the DMC of Yu Chui Court, the quorum of the meeting shall be not less than 10% of the total no. of owners.
5. If there is any change in the owner(s) or mortgagee(s) of your unit, please notify our Customer Service Office at 2278 0099. All information will be kept confidential.
6. The Owners' Meeting will be postponed if typhoon signal no. 8 or above / black rainstorm warning is hoisted on the day of Meeting. Owners will be informed of the re-arranged meeting schedule in due course.

Instrument of Proxy For Owners' Meeting

Owners' Meeting of Yu Chui Court

I/We, _____ (name(s) of owner(s)), being the owner(s) of Flat _____, _____ /F, Yu _____ House (Block _____) of Yu Chui Court/Commercial Complex/Carpark/Government Accommodation, hereby appoint _____ (name of proxy) * [or failing him _____ (name of alternative proxy)], as my / our proxy to attend and vote on my/our behalf at the Owners' Meeting of Yu Chui Court, to be held on the 3rd day of June 2023* [and at any adjournment thereof].

Dated this _____ day of _____ 2023.

(Signature of owner(s))

*Delete where inapplicable

The format as shown in this instrument is statutory one which is set out in the Building Management Ordinance (Form 1 in Schedule 1A). No Alternation of the format is permitted.

Statement of Purposes in respect of Collection of Personal Data

Purpose of Collection

1. This instrument is to be used by you to appoint a proxy to attend the owners' meeting of Yu Chui Court held on 3 June 2023 (Sat). Your proxy will form the quorum and vote on your behalf at the meeting.
2. The Chairperson of Owners' Committee may follow up on the personal data you provided in this instrument and, if necessary, will contact you for the purpose of verifying the validity of the appointment of your proxy.

Consent of your Proxy

3. You should obtain the consent of your proxy in using his/her personal data provided in this instrument, and provide your proxy with this statement, informing him/her of the purpose for collecting his/her personal data.

Classes of Transferees

4. The Chairperson of Owners' Committee may disclose the personal data you provided in this instrument to other owners of this building, and/or other relevant persons and bodies for the purposes mentioned in paragraph 2 above.

Access to Personal Data

5. You have the rights of access and correction to the personal data as provided for in sections 18 and 22 and Principle 6 Schedule 1 to the Personal Data (Privacy) Ordinance, Cap. 486. Your right of access includes the right to obtain a copy of your personal data provided in this instrument.

Enquiries

6. Enquiries concerning the personal data collection by means of this instrument, including requests for access to and correction of data, should be directed to the Chairperson of Owners' Committee on 2278 0226.

Additional Notes: :

1. Authorized representative/s must be at least 18 years old
2. The instrument of Proxy for Owners' Meeting signed by the owner/s must be delivered to the collection box in the ground lobby of each block or Customer Service Office at Yu Chui Court before 7:30pm on 2 June 2023 (Friday)
3. All information (i.e. owner/s name, address & date) in the instrument of proxy shall be completed and signed by the owner/s. Otherwise it will be invalid. For the unit held under the name of company (i.e. corporate body), it must appoint a proxy by completing the Proxy Form, under the seal or chop of that corporate body, with the authorized signature. The said proxy form must be delivered as per request, otherwise the authorized representative will not be able to attend the Owners' Meeting.
4. The proxy form is distributed with the agenda of the Owners' Meeting on the same day. If the unit submitted two or more proxy forms, those will be referred to the "Building Management Ordinance" to determine the validity.
5. Customer Service Office is entrusted to verify the content of instrument of proxy with an appointed proxy, and reserves the right to take legal action against those who did forgery.
6. The owner must fill in the full name of proxy in the instrument of proxy. Otherwise, the instrument of proxy will be invalid.
7. If the owner/s attends the Owners' Meeting in person on the day of caption meeting, the instrument of proxy will be immediately invalid.
8. With reference to the "Building Management Ordinance" , the Owners' Meeting can only accept the specified format for instrument of proxy as per attached. Other forms, photocopies and faxes are not accepted.
9. If the instrument of proxy is lost, owner/s can contact with Customer Service Office to have a replacement in person.
10. All personal data collected will only be used for the Owners' Meeting and handled in accordance with the "Personal Data (Privacy) Ordinance".
11. The unit submitted instrument of proxy will be showed in the Owners' Meeting.

Notes on Meeting Arrangements and Proxy Appointment Procedures

1. The Owners' Meeting is convened by the Owners' Committee of Yu Chui Court in accordance with the Deed of Mutual Covenant of Yu Chui Court. The Chairman of Owners' Committee of Yu Chui Court will be as the chairman of caption meeting and preside over the meeting, explain & announce the meeting procedures & arrangement, maintain the order of caption meeting, make resolution based on the voting results, review & decide whether to accept the instrument of proxy, and if necessary, adjourn or terminate the meeting as appropriate.
2. Quorum:
In order to ensure the Owners' Meeting has a sufficient quorum to be commenced, all owners are cordially requested to attend. According to the legal requirement, the quorum of Owners' Meeting (including attendance in person or by proxy)) should not be less than 10% of total number of owners.
3. Unless a proxy is appointed, the owner/s attending the Owners' Meeting must be a registered owner registered with the Land Registry.
4. Due to the limited seating capacity and the Owners' Meeting is expected to last for several hours, please do not bring children to attend.
5. In case of any objection, the Chairman of the Owners' Meeting reserves the right to make the final interpretation.

Route Map for the Location of Owerms' Meeting of Yu Chui Court



The Owners' Committee of Yu Chui Court **Attachment 1**
The Supplementary Information for Owners' Meeting on 3 June 2023

Agenda 1 – To resolve the re-appointment of “HONG YIP SERVICE CO. LTD.” to be the management service agent of Yu Chui Court for the period from 1 July 2023 to 30 June 2026, and authorize the representative of Yu Chui Court Owners' Committee/Owners' Corporation (if established) to sign the management service contract

1. Introduction

The current management service contract of Yu Chui Court with “Hong Yip Service Co. Ltd” (Hong Yip) will be expired on 30 June 2023.

2. Renewal Arrangement

2.1 Hong Yip submitted a renewal proposal to the Owner's Committee (OC) and proposed to renew the contract for 3 years.

2.2 Regarding the arrangement for the new management service contract of Yu Chui Court, the OC conducted a questionnaire survey to collect all residents' views from all 4,176 units from 20 February 2023 to 6 March 2023. The survey results are as follows:

	No. of returned questionnaires	% of total returned questionnaires
To re-appoint “Hong Yip Service Co. Ltd.”	1,985	95.71%
To re-tender the management service contract	62	2.99%
Invalid questionnaires	27	1.30%
Total returned questionnaires	2,074	100%

2.3 The current residential Manager's Remuneration and HQ Staff/Administration Cost are both HK\$9.27 per unit per month. After a negotiation between OC and Hong Yip, the proposed renewal fees of the management service contract are adjusted as follows:

	1 July 2023 to 30 June 2024 (1st Year)	1 July 2024 to 30 June 2025 (2nd Year)	1 July 2025 to 30 June 2026 (3rd Year)
Manager's Remuneration per unit per month	HK\$9.53	HK\$9.80	HK\$10.07
HQ Staff/Administration Cost per unit per month	HK\$9.53	HK\$9.80	HK\$10.07
Monthly total cost per unit	HK\$19.06	HK\$19.60	HK\$20.14

The Owners' Committee of Yu Chui Court **Attachment 1**
The Supplementary Information for Owners' Meeting on 3 June 2023

Agenda 1 – To resolve the re-appointment of “HONG YIP SERVICE CO. LTD.” to be the management service agent of Yu Chui Court for the period from 1 July 2023 to 30 June 2026, and authorize the representative of Yu Chui Court Owners' Committee/Owners' Corporation (if established) to sign the management service contract

2.4 The current estate common Manager's Remuneration and HQ Staff/Administration Cost are both HK\$769 per month. After a negotiation between OC and Hong Yip, the proposed renewal fees of the management service contract are adjusted as follows:

	1 July 2023 to 30 June 2024 (1st Year)	1 July 2024 to 30 June 2025 (2nd Year)	1 July 2025 to 30 June 2026 (3rd Year)
Manager's Remuneration per month	HK\$791	HK\$813	HK\$836
HQ Staff/Administration Cost per month	HK\$791	HK\$813	HK\$836
Monthly total cost	HK\$1,582	HK\$1,626	HK\$1,672

3. Conclusion

Since the total contract fee exceeds HK\$200,000, with reference to the procurement requirements of the Building Management Ordinance, the decision for the re-appointment of Hong Yip is required to be resolved in the Owners' Meeting of Yu Chui Court on 3 June 2023.

Agenda 2 – To resolve the re-appointment of “OTIS ELEVATOR COMPANY (H.K.) LIMITED” to be the lift maintenance service contractor for Blocks M – S in Yu Chui Court for the period from 1 July 2023 to 30 June 2026

1. Introduction

The current lift maintenance service contract of Yu Chui Court with “Otis Elevator Company (H.K.) Limited” (Otis) will be expired on 30 June 2023.

2. Renewal Arrangement

- 2.1 Otis submitted a renewal proposal to the Customer Service Office and proposed to renew the contract for 3 years.
- 2.2 The current monthly service fee is HK\$238,000, including maintenance service for a total of 28 lifts in Blocks M to S
- 2.3 After a meeting and several negotiations with the representatives of Otis by the Owners' Committee, the proposed renewal fees are adjusted as follows:

	Service Fee Adjustment (%)	Monthly Service Fee (HK\$)
From 1st to 3rd Year (1.7.2023 to 30.6.2026)	+10%	261,800

3. Conclusion

- 3.1 Lift service is crucial to the daily life of residents, and its safety and stability cannot be ignored.
- 3.2 It is difficult for other contractors to replace the original maintenance service contractor in terms of parts supply and knowledge of lift operation.
- 3.3 Since the total contract fee exceeds HK\$200,000, with reference to the procurement requirements of the Building Management Ordinance, the decision for the re-appointment of Otis is required to be resolved in the Owners' Meeting of Yu Chui Court on 3 June 2023.

Agenda 3 – To resolve the re-appointment of “HITACHI ELEVATOR ENGINEERING COMPANY (HONG KONG) LIMITED” to be the lift maintenance service contractor for Blocks A – C in Yu Chui Court for the period from 1 July 2023 to 30 June 2026

1. Introduction

The current lift maintenance service contract of Yu Chui Court with “Hitachi Elevator Engineering Company (Hong Kong) Limited” (Hitachi) will be expired on 30 June 2023.

2. Renewal Arrangement

- 2.1 Hitachi submitted a renewal proposal to the Customer Service Office and proposed to renew the contract for 3 years.
- 2.2 The current monthly service fee is HK\$102,000, including maintenance service for a total of 12 lifts in Blocks A to C.
- 2.3 After a meeting and several negotiations with the representatives of Hitachi by the Owners' Committee, the proposed renewal fees are adjusted as follows:

	Service Fee Adjustment (%)	Monthly Service Fee (HK\$)
From 1st to 3rd Year (1.7.2023 to 30.6.2026)	+11.76%	114,000
Free value-added service:		
1. 5 pcs of door open button for spare use, 5 pcs of door close button for spare use, 5 pcs of “G” symbol button for spare use, 5 pcs of hall call button for spare use		
2. Supply 3 man-days standby service for assisting technical and cleaning works inside lift shaft		

Agenda 3 – To resolve the re-appointment of “HITACHI ELEVATOR ENGINEERING COMPANY (HONG KONG) LIMITED” to be the lift maintenance service contractor for Blocks A – C in Yu Chui Court for the period from 1 July 2023 to 30 June 2026

3. Conclusion

- 3.1 Lift service is extremely important to the daily life of residents, and its safety and stability cannot be ignored.
- 3.2 It is difficult for other contractors to replace the original maintenance service contractor in terms of parts supply and knowledge of lift operation
- 3.3 Since the total contract fee exceeds HK\$200,000, with reference to the procurement requirements of the Building Management Ordinance, the decision for the re-appointment of Hitachi is required to be resolved in the Owners' Meeting of Yu Chui Court on 3 June 2023.

The Supplementary Information for Owners' Meeting on 3 June 2023

Agenda 4 – To resolve the re-appointment of “KONE ELEVATOR (HK) LIMITED” to be the lift maintenance service contractor for Blocks J – L in Yu Chui Court

1. Introduction

The current lift maintenance service contract of Yu Chui Court with “Kone Elevator (HK) Limited” (Kone) will be expired on 30 June 2023.

2. Renewal Arrangement

- 2.1 Kone submitted 3 renewal proposals to the Customer Service Office. The proposed contract periods are 3 years (Option 1), 5 years (Option 2) and 8 years (Option 3) respectively.
- 2.2 “Kone” reported that the parts of existing lift control system will be discontinued in 2024. Kone will store the parts for future repair and maintenance works. It is expected that there will be a stable supply of parts within 6 years after the discontinuation.
- 2.3 Except providing the routine comprehensive maintenance contract proposal (Option 1), “Kone” also provided two comprehensive maintenance contract proposals with value-added services (Option 2 & 3), in order to cope with the discontinuation of the parts and enhance the existing lift control system. Please refer to Attachment 5 for details.
- 2.4 The current monthly contract fee is HK\$102,000, including maintenance fee for a total of 12 lifts in Blocks J to L.
- 2.5 After a meeting and several negotiations with the representatives of Kone by the Owners' Committee, the proposal renewal fees are as follows:

The Supplementary Information for Owners' Meeting on 3 June 2023

Agenda 4 – To resolve the re-appointment of “KONE ELEVATOR (HK) LIMITED” to be the lift maintenance service contractor for Blocks J – L in Yu Chui Court

Contract Proposal	Contract Period	Contract Fee Adjustment (%)	Monthly Service Fee (HK\$)
Option 1 Comprehensive Maintenance	From 1st to 3rd Year (1.7.2023 to 30.6.2026)	+12.94%	115,200
Option 2 Comprehensive Maintenance + Value-Added Service (Upgrade of Existing Lift Control System for 6 Lifts)	From 1st to 5th Year (1.7.2023 to 30.6.2028)	+42.35%	145,200
Option 3 Comprehensive Maintenance + Value-Added Service (Upgrade of Existing Lift Control System for 12 Lifts)	From 1st to 8th Year (1.7.2023 to 30.6.2031)	+52.94%	156,000

3. Conclusion

- 3.1 Lift service is extremely important to the daily life of residents, and its safety and stability cannot be ignored
- 3.2 It is difficult for other contractors to replace the original maintenance service contractor in terms of parts supply and knowledge of lift operation
- 3.3 Since the total contract fee exceeds HK\$200,000, with reference to the procurement requirements of the Building Management Ordinance, the decision for the re-appointment of Hitachi is required to be resolved in the Owners' Meeting of Yu Chui Court on 3 June 2023.

The Owners' Committee of Yu Chui Court
The Supplementary Information for Owners' Meeting on 3 June 2023

Attachment 5

Agenda 5 – To resolve the contract period for the re-appointment of “KONE ELEVATOR (HK) LIMITED” to be the lift maintenance service contractor for Blocks J – L in Yu Chui Court

Kone's Renewal Proposals for Phase 3 Lift Maintenance Service Contract:

	Option 1	Option 2	Option 3
Contract Service	Comprehensive Maintenance	Comprehensive Maintenance + Value-Added Service	Comprehensive Maintenance + Value-Added Service
Units of Lift	12	12	12
Contract period	01/07/2023 – 30/06/2026 (3 Years)	01/07/2023 – 30/06/2028 (5 Years)	01/07/2023 – 30/06/2031 (8 Years)
Duration	36 Months	60 Months	96 Months
Kone 24/7 IoT Predictive cloud based maintenance	Waived (Installation:\$18,000/lift) (Monthly fee:\$500/lift)	Waived (Installation:\$18,000/lift) (Monthly fee:\$500/lift)	Waived (Installation:\$18,000/lift) (Monthly fee:\$500/lift)
Value-added service (1)	N/A	Upgrade of Existing Lift Control System for 6 Lifts (New lift control system, new call buttons, new floor indicators & Roper gripper for Unintended Car Movement Protection (UCMP) & Ascend Car Overspeed Protection (ACOP))	Upgrade of Existing Lift Control System for 12 Lifts (New lift control system, new call buttons, new floor indicators & Roper gripper for Unintended Car Movement Protection (UCMP) & Ascend Car Overspeed Protection (ACOP))
Value-added service (2)	N/A	Upgrade of Existing Car Door Operator with AC Variable Voltage Variable Frequency (ACVVVF) drive to improve the performance and minimize the breakdown caused by car door and landing doors' components Waived (\$180,000/lift)	Upgrade of Existing Car Door Operator with AC Variable Voltage Variable Frequency (ACVVVF) drive to improve the performance and minimize the breakdown caused by car door and landing doors' components Waived (\$180,000/lift)
Monthly Service Fee	\$9,600 x 12 lifts = \$115,200/month	\$12,100 x 12 lifts = \$145,200/month	\$13,000 x 12 lifts = \$156,000/month
Total Contract Sum	\$4,147,200.00 (+12.94%)	\$8,712,000.00	\$14,976,000.00
Special offer of maintenance service charge after selected contract proposal - Monthly Service Fee	N/A	Monthly service fee for 6th & 7th year \$6,500 x 6 lifts = \$39,000/month	Monthly service fee for 9th & 10th year \$6,500 x 12 lifts = \$78,000/month
Remarks	N/A	1. Upgrading of Existing Lift Control System for 6 Lifts: The suspension time is about 2.5 - 3 months per lift. Maintenance service charge will be waived during the suspension of lift (i.e. commencement of work and resume the charge upon the issuance of FORM LE8 (use permit)). Less than 1 month will be counted in daily basis. 2. The quotation for the upgrading of lift control system for 12 lifts provided by Kone is HK\$9,600,000.00	1. Upgrading of Existing Lift Control System for 12 Lifts: The suspension time is about 2.5 - 3 months per lift. Maintenance service charge will be waived during the suspension of lift (i.e. commencement of work and resume the charge upon the issuance of FORM LE8 (use permit)). Less than 1 month will be counted in daily basis. 2. The quotation for the upgrading of lift control system for 12 lifts provided by Kone is HK\$9,600,000.00
Current Monthly Service Fee	\$8,500 x 12 lifts = \$102,000		
Current Contract Sum (3 Years Contract)	\$3,672,000.00		

Comparison by contract period (assuming +13% adjustment for each renewal)

1/07/2023 – 30/06/2028 (5年)	= 4147200+115200*1.13*24 \$7,271,424.00	\$8,712,000.00 19.81%	N/A
Comparison to 3 Years Contract (%)			
1/07/2023 – 30/06/2030 (7年)	= 7271424+115200*1.13*1.13*24 \$10,801,797.12	= 8712000+39000*24+145200/2*1.13*24 \$11,616,912.00 7.55%	N/A
Comparison to 3 Years Contract (%)			
01/07/2023 – 30/06/2031 (8年)	= 10801797.12+115200*1.13*1.13*12 \$12,566,983.68	= 11616912+39000*1.13*12+145200/2*1.13*1.13*12 \$13,258,187.28 5.50%	\$14,976,000.00 19.17%
Comparison to 3 Years Contract (%)			
01/07/2023 – 30/06/2031 (10年)	= 12566983.68+115200*1.13*1.13*1.13*24 \$16,556,305.31	= 13258187.28+39000*1.13*1.13*24+145200/2*1.13*1.13*1.13*24 \$16,967,469.41 2.48%	= 14976000+78000*24 \$16,848,000.00 1.76%
Comparison to 3 Years Contract (%)			

The Owners' Committee of Yu Chui Court
The Supplementary Information for Owners' Meeting on 3 June 2023

Agenda 6 – To resolve the appointment of Contractor for the Cleaning Service Contract in Yu Chui Court for the period from 1 July 2023 to 30 June 2025

1. Introduction

The formal cleaning service contract of estate signed with “Luk King Cleaning Service Limited” (Luk King) was expired on 30 April 2023. Luk King submitted the renewal proposal by mail in early November 2022. The new contract period is 24 months and the monthly cleaning service fee will be increased from HK\$435,000.00 to HK\$469,800.00 (i.e. an increase of 8%).

Regarding the new contract arrangement, the Owners' Committee (OC) had actively discussed the contract extension and renewal arrangement with “Luk King”. However, “Luk King” was backtracking on the renewal proposal of cleaning service contract during the discussion process. The latest proposed service fee increase (i.e. 13.25%) was higher than that in the initial proposal (i.e. 8%). And the contract extension arrangement was also overturned by “Luk King”.

The OC had planned to hold an Owners' Meeting in early April 2023. Due to the sudden change of “Luk King” renewal proposal and handling of contract matters, the Owners' Meeting was postponed to 3 June 2023. In order to fully understand the residents' views about the options of “Re-appointment of “Luk King” and “Re-tender of Cleaning Service Contract” and take follow-up action in accordance with the views of residents, the OC conducted a questionnaire survey from 8 March to 22 March 2023 to collect all residents' views from all units. A total of 983 questionnaires were collected in this survey, accounting for 23.54% of the 4,176 units in Yu Chui Court. The survey results are as follows:

	No. of returned questionnaires	Percentage of total returned questionnaires
Option 1: To re-appoint “Luk King Cleaning Service Limited”	228	23.19%
Option 2: To re-tender the cleaning service contract	734	74.67%
Invalid questionnaires	21	2.14%
Total returned questionnaires	983	100%

Agenda 6 – To resolve the appointment of Contractor for the Cleaning Service Contract in Yu Chui Court for the period from 1 July 2023 to 30 June 2025

The OC previously had requested Customer Service Office to arrange the re-tendering for 2-month temporary contract (i.e. 1 May 2023 to 30 June 2023) and 24-month formal contract (i.e. 1 July 2023 to 30 June 2025). The related tenders were closed on 30 March 2023. Based on the survey results, in order to avoid suspension of the cleaning service in the estate, the OC resolved to appoint “Luk King Cleaning Service Limited” as the cleaning service contractor for 2-month temporary contract. The monthly service fee is HK\$490,000 and the total contract sum is HK\$980,000.

2. Renewal Arrangement

- 2.1 The total contract sum of cleaning service contract in 2021-2023 is HK\$8,700,000 (20 months) / HK\$435,000 per month, including all cleaning workers' salaries, cleaning equipment, materials and nighttime garbage clearing etc.
- 2.2 The cleaning staff include 1 Foreman, 1 Assistant Foreman, 22 full-time cleaning workers and 2 part-time (3-hour) night shift cleaning workers.
- 2.3 Open Tender was started on 10 March 2023.
- 2.4 The tender was closed on 30 March 2023, and a total 7 cleaning service contractors returned their tenders.

The Owners' Committee of Yu Chui Court
The Supplementary Information for Owners' Meeting on 3 June 2023

Attachment 6

Agenda 6 – To resolve the appointment of Contractor for the Cleaning Service Contract in Yu Chui Court for the period from 1 July 2023 to 30 June 2025

2.5 Background of contractors:

	Bo Kit Cleaning Service Limited	Nixon Cleaning Co., Ltd. * Associated Company of "Hong Yip"	Luk King Cleaning Service Limited△ Current Service Contractor	Cheung Kee Environmental Limited	E & K Cleaning Services Limited	Greenland Environmental Services (HK) Limited No submission of financial status proof	Hoi Luen Environmental Services Limited
Company background	Established in 2005	Established in 1977 Subsidiaries of "SHKP"	Established in 2003 Subsidiaries of "Hara Global Holdings Limited"	Established in 2004	Established in 1999	Established in 2022 (Greenland Environmental Services System was set up in 2012)	Established in 1987
No. of employees	> 1,000	>6,000	> 1,000	> 1,900	> 2,000	> 150	> 100
Experience in serving private residential or HOS residential (number of residential units)	Verbena Heights (2865), Fu Keung Court (1370), One Victoria (1059), Tak Keung Court (700), Ka Keung Court (610), One Kai Tak I (545), Cavendish Heights (440), The Nova (255) Marina South (114), The Met. Sublime (97), Cheung Wah Court (78), Richsun Garden (66) Lai King Court (50), Parksdale (48), Ng Fung House (24)	Park Central (4542), The Reach (2580), Harbour Place (2470), Century Link (2339), Oscar By The Sea (1959), Mei Chung Court (1940), Royal Peninsula (1669), The Parcville (1618), Hanford Garden (1502), Highland Park (1456), Manhattan Hill (1114), Imperial Cullinan (650), On Shing Court (612), Yue Shing Court (530)	Tai Hing Estate (8300), Bellagio (3345), Yan Shing Court (2450), Tai Po The Regent (1620), Lido Garden (1392), Kwai Chun Court (1050), Hong Keung Court (640), Man King Building (419), Man Yiu Building (410), Man Ying Building (409), Golden Building Blocks 1-5 (395), T Plus (356)	Saddle Ridge Garden (4200), Tsz Oi Court (4020), Sun Tuen Mun Centre (3500), Sunshine City Phase 4 (2256), Fanling Centre (2200), East Point City (2184), Hong Kong Gold Coast II (2052), Yue On Court (1960), Kin Sang Estate (1938), Kwong Lam Court (1836), Pierhead Garden (1432), The Avenue (1275) Villa Oceania (551)	Luk Yeung Sun Chuen (4000), D. Park (3360), Dawning Views (2688), Melody Garden (2240), Ching Tai Court (2180), Provident Centre (1450), The Waterfront (1288), New Kwai Fong Gardens (1264), Tung Tao Court (1216), Lohas Park Phase 7A Montara (616) Ching Wang Court (576), Ori (370), The Forfar (43)	Lung Poon Court (3680), Ching Wah Court (2460), Villa Athena (1064), Felicity Garden (732), Bailey Garden (432), King Hin Court (344), Venice Garden (288), Wai King Building (276), Waldorf Centre (168), La Vetta (158), Le Cap (69), Ming Garden (46), Kau To Highland (20)	Kingsford Terrace (2010), Tin Yau Court (1824), Ka Tin Court (1680), Yue Fai Court(1320), High Prosperity Terrace (760), Hibiscus Park (420), The Sparkle (400), Kiu Hing Mansion (362), Peridot Court (292), Belcher Court (240), Sea Crest Villa Phase 2 (234), Rhine Court (219), Hill Court (138), Bon-Point (128), Deep Bay Grove (120) Carolina Garden (56)

The Owners' Committee of Yu Chui Court
The Supplementary Information for Owners' Meeting on 3 June 2023

Attachment 6

Agenda 6 – To resolve the appointment of Contractor for the Cleaning Service Contract in Yu Chui Court for the period from 1 July 2023 to 30 June 2025

2.6 Tender Result :

Cleaning Service Contractors	Service Fee (\$) 1/7/2023 - 30/6/2025 (24 months)		Variance from the lowest tenderer (%)	Variance from 2021-2023 monthly service fee \$435,000 (%)
	Total Contract Sum (\$)	Monthly Service Fee (\$)		
Bo Kit Cleaning Service Limited	11,520,000	480,000	0%	10.34%
Luk King Cleaning Service Limited△ Current Service Contractor	11,760,000	490,000	2.08%	12.64%
Nixon Cleaning Co., Ltd. * Associated Company of "Hong Yip"	12,120,000	505,000	5.21%	16.09%
E & K Cleaning Services Limited	13,872,000	578,000	20.42%	32.87%
Cheung Kee Environmental Limited	14,140,800	589,200	22.75%	35.45%
Greenland Environmental Services (HK) Limited	15,325,200	638,550	33.03%	46.79%
Hoi Luen Environmental Services Limited	16,063,200	669,300	39.44%	53.86%

△ Current Service Contractor

* Associated Company of "Hong Yip"

The Owners' Committee of Yu Chui Court
The Supplementary Information for Owners' Meeting on 3 June 2023

Agenda 6 – To resolve the appointment of Contractor for the Cleaning Service Contract in Yu Chui Court for the period from 1 July 2023 to 30 June 2025

3. Result of Price Negotiation

3.1 Tender interview was arranged for all contractors with the members of the OC and Customer Service Office on 15 April 2023. After the interview, letters were sent to all contractors for price negotiation (PN).

Cleaning Service Contractors	Service Fee After PN (\$) 1/5/2021-30/4/2023 (24 months)		Variance from the lowest tenderer (%)	Variance from 2021-2023 monthly service fee \$435,000 (%)	Value-added Services
	Total Contract Sum (\$)	Monthly Service Fee (\$)			
Bo Kit Cleaning Service Limited	11,280,000 (Decreased by 2.08%)	470,000	0%	+8.05%	<ol style="list-style-type: none"> 1. Free to supply 20 man-days for large-scale cleaning works, including the removal of stain, paint, moss...etc. 2. Free bee control service for hand-reachable area, including free service for private unit 3. Free termite control service for hand-reachable area and installation of bait traps for prevention 4. Providing self-disinfecting anti-microbial coating service for ground floor lobbies (valid for 180 days) twice a year 5. Use of ULV Disinfectant Fogger and a medical facility grade disinfectant that can kill Covid-19 virus, in order to conduct comprehensive disinfection once a confirmed case is received 6. Addition and introduction of high-tech machinery to assist in cleaning works of the estate 7. Installation of A24 Rodent Trap Kit (15pcs) in the estate 8. Addition of pest and rodent control service, twice a month

The Owners' Committee of Yu Chui Court
The Supplementary Information for Owners' Meeting on 3 June 2023

Attachment 6

Agenda 6 – To resolve the appointment of Contractor for the Cleaning Service Contract in Yu Chui Court for the period from 1 July 2023 to 30 June 2025

Cleaning Service Contractors	Service Fee After PN (\$) 1/5/2021-30/4/2023 (24 mths)		Variance from the lowest tenderer (%)	Variance from 2021-2023 monthly service fee \$435,000 (%)	Value-added Services
	Total Contract Sum (\$)	Monthly Service Fee (\$)			
Nixon Cleaning Co., Ltd. * Associated Company of "Hong Yip"	11,712,000 (Decreased by 3.37%)	488,000	+3.83%	+12.18%	<ol style="list-style-type: none"> Free spray of photocatalyst coating during the contract period, annually (worth \$10,000) Additional free cold fogging service for pest control in the outdoor gardening area, once a month (worth \$5,000) Assistance for solving the problem of municipal solid waste charging
Luk King Cleaning Service Limited△ Current Service Contractor	11,760,000 (Remain Unchanged)	490,000	+4.26%	+12.64%	<ol style="list-style-type: none"> Free grab-mounted lorry service (16 times) provided during the contract period Free pest control service (3 times) for annual mosquito season Free disinfection fogging service (1 time) for ground lobby and lifts in 16 blocks of the estate
Cheung Kee Environmental Limited	13,756,800 (Decreased by 2.72%)	573,200	+21.96%	+31.77%	<ol style="list-style-type: none"> Large-scale cleaning for 4 days Pest, mosquito and rodent control service once a month. Free 2 wireless sprayers and unlimited supply of disinfectant VIREXII256/GR730
E & K Cleaning Services Limited	13,776,000 (Decreased by 0.69%)	574,000	+22.13%	+31.95%	<ol style="list-style-type: none"> Pest control service

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Cleaning Service Contractors	Service Fee After PN (\$) 1/5/2021-30/4/2023 (24 mths)		Variance from the lowest tenderer (%)	Variance from 2021-2023 monthly service fee \$435,000 (%)	Value-added Services
	Total Contract Sum (\$)	Monthly Service Fee (\$)			
Greenland Environmental Services (HK) Limited	15,325,200 (Remain Unchanged)	638,550	+35.86%	+46.79%	Not Provided
Hoi Luen Environmental Services Limited	15,912,000 (Decreased by 0.94%)	663,000	+41.06%	+52.41%	1. Provide one-time pest and mosquito control services within one month after appointment of cleaning service in estate

4. Conclusion

Since the total contract fee exceeds HK\$200,000, with reference to the procurement requirements of the Building Management Ordinance, the decision for the appointment of Contractor for the Cleaning Service Contract in estate for the period from 2023 to 2025 is required to be resolved in the Owners' Meeting of Yu Chui Court on 3 June 2023.